

**STANDARD APPLICATION**  
**Harford County**  
**Board of Appeals**  
Bel Air, Maryland 21014

**RECEIVED**  
**JUN 27 2003**  
HARFORD COUNTY COUNCIL

Case No. 5366  
Date Filed 6-25-03  
Hearing Date \_\_\_\_\_  
Receipt \_\_\_\_\_  
Fee \$150<sup>00</sup>

Shaded Areas for Office Use Only

Type of Application	Nature of Request and Section(s) of Code
<input type="checkbox"/> Administrative Decision/Interpretation	CASE 5366 MAP 69 TYPE Variance
<input type="checkbox"/> Special Exception	
<input type="checkbox"/> Use Variance	ELECTION DISTRICT 1 LOCATION 307 Avedon Court, Joppa, Md. 21085
<input type="checkbox"/> Change/Extension of Non-Conforming Use	BY Lawrence T. and Beth M. Shepard
<input type="checkbox"/> Minor Area Variance	Appealed because a variance pursuant to Ordinance 6, Section 10.05 of Harford County to allow an
<input type="checkbox"/> Area Variance	addition within the required 40 foot rear yard setback (proposed 33 foot) in a R3/CDP District requires
<input type="checkbox"/> Variance from Requirements of the Code	approval by the Board.
<input type="checkbox"/> Zoning Map/Drafting Correction	

**NOTE:** A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

**Applicant/Owner (please print or type)**

Name Lawrence T. Shepard Phone Number 410-679-9683  
Address 307 Avedon Court Joppa Md 21085  
Street Number Street City State Zip Code

Owner  
Co-Applicant Beth M Shepard Phone Number "  
Address "  
Street Number Street City State Zip Code

Contract Purchaser \_\_\_\_\_ Phone Number \_\_\_\_\_  
Address \_\_\_\_\_  
Street Number Street City State Zip Code

Attorney/Representative \_\_\_\_\_ Phone Number \_\_\_\_\_  
Address \_\_\_\_\_  
Street Number Street City State Zip Code

Hearing: 8/20/03 Rev. 12/02

## Land Description

Address and Location of Property 307 Avedon Court Joppa MD 21085

Subdivision JOPPA TOWNE (FOSTER BRANCH)

Lot Number 13

Acreage/Lot Size 81/86x115 Election District 1

Zoning R3/CDP

Tax Map No. 69 Grid No. 2C Parcel 164 Water/Sewer: Private \_\_\_\_\_ Public ☒

List ALL structures on property and current use: House

Estimated time required to present case: 30 Minutes

If this Appeal is in reference to a Building Permit, state number \_\_\_\_\_

Would approval of this petition violate the covenants and restrictions for your property? No

Is this property located within the County's Chesapeake Bay Critical Area? Yes ☒ No \_\_\_\_\_

If so, what is the Critical Area Land Use designations: IDA

Is this request the result of a zoning enforcement investigation? Yes \_\_\_\_\_ No ☒

Is this request within one (1) mile of any incorporated town limits? Yes \_\_\_\_\_ No ☒

## Request

A 7' Variance to meet the 40' Rear Clearance Requirement.  
The present addition drawings/plans as drawn goes out to a  
point where only 33' of clearance remains.

## Justification

The literal enforcement of the code would result in unreasonable  
hardship. The original home builder exceeded the minimum set back line  
by 5' and that is just to the garage. To the actual living quarters is  
an additional 7'8". So, the actual living quarters is actually set back  
12'8" past the 25' required. Had the home been built at the minimum  
set back line, there would be plenty of room in the rear to meet the requirement.  
The variance will not be substantially or even remotely detrimental  
If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval  
request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

to adjacent properties and will not materially impair the purpose of this code or the public interest. The homeowner directly across the street at 310 Avedon Court will not be affected in any way, as this homeowner will not be able to see the requested addition from any point within her property. The adjacent homeowner located at 305 Avedon Court will not be affected in any way, as no portion of the requested addition will be built on that side of our property. The homeowner located at 309 Avedon Court will notice the side of our home adjacent to hers will be extended in a straight line by 20' to the rear of our home. The same 10' of land between our home and our property line will remain unaffected. Lastly, and a unique point in our subdivision of Foster Branch is that there is no homeowner directly adjacent to the rear of our home. This area to the rear is a densely wooded area owned by the Foster Branch Homeowner's Association.

FOSTER BRANCH HOMEOWNERS ASSOCIATION NO. 1, INC.

P.O. Box 237  
Joppa, Maryland 21085

APPLICATION FOR EXTERIOR CHANGE TO PROPERTY

- 1) Homeowners name and address:

Lawrence T. Shepard + Beth M. Shepard  
307 Avedon Court  
Joppa, Maryland 21085

- 2) Describe nature of change to property:

20' x 33' addition to rear of home

- 3) Type and grade of materials and color to be used:

Framing - No. 2 or better SPF  
Vinyl siding - Creamy pale yellow / hunter green  
Forty year fiberglass trim +  
shutters

- 4) Is the change compatible with the existing color and architecture of the property? (if not describe variance.)

Yes

- 5) Attach, in duplicate, a detailed set of dimensional site plans showing the affect of the change to the property on the overall lot.

- 6) Date project to start

June 2003

Date of completion

October 2003

- 7) Is this change to property in accordance with local building and zoning regulations?

yes

Signed:

Lawrence T. + Beth M. Shepard

Homeowner



Approved



Disapproved

Peter L. [Signature]

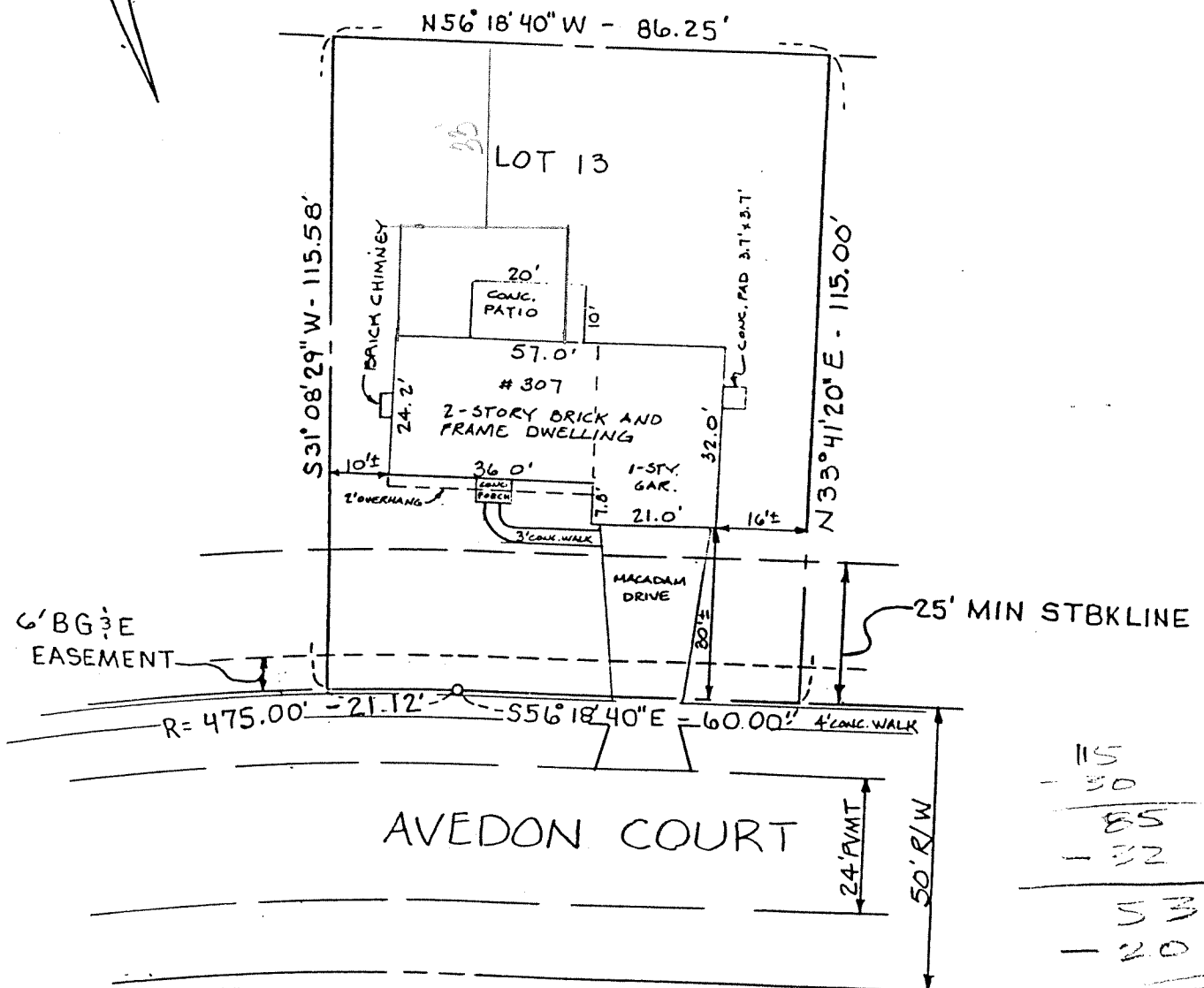
Chairman, Covenants Committee  
Foster Branch Homeowners Assoc.

Special conditions to approval:

WHITE: Assoc. file copy

YELLOW: Harford County Permits Office

PINK: Homeowners



115  
- 30  
85  
- 32  
53  
- 20  
33



LOCATION CERTIFICATION H111969  
#307 AVEDON COURT, P.B. 18/99  
LOT 13, SEC. VI, PART 3, JOPPATOWNE,  
HARFORD COUNTY, MD  
SCALE: 1"=30' DATE: 6-16-87  
ARTHUR E. LEONARD, P.E.  
25 W. Courtland Street  
Bel Air, Maryland 21014  
301-879-6105

I HEREBY CERTIFY THAT THE LOT HAS BEEN SURVEYED  
FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS  
THEREON AND THAT THE IMPROVEMENTS ARE  
LOCATED AS SHOWN.